

**MADISON PLANNING BOARD  
APPROVED MINUTES  
December 7, 2016**

**ATTENDANCE:**

Chair, Marc Ohlson – Present

David Cribbie – Present

Paul Littlefield – Present

John Arruda, BOS Rep – Present

Noreen Downs – Present

Andrew Smith – Present

Phil LaRoche, Alt - Excused

Recording Secretary – Colleen King

**POSTING DATE AND LOCATIONS:** 11/30/16 at Madison Town Hall and Lower Level, Madison and Silver Lake Post Offices.

**OTHERS PRESENT:** Fire Chief Jeff Eldridge, Mr. Jay Bisio

**CALL TO ORDER:** Mr. Ohlson called the meeting to order at 7:00 P.M.

**APPOINTMENT OF ALTERNATES:** None

**APPROVAL OF DECEMBER 7, 2016 AGENDA:** Mr. Cribbie moved, seconded by Mr. Arruda to approve the agenda of the December 7, 2016. All in favor 6-0.

**APPROVAL OF NOVEMBER 2, 2016 MINUTES:** Mrs. Downs moved, seconded by Mr. Littlefield, to approve the minutes. All in favor 6-0.

**PUBLIC COMMENT:** Mr. Ohlson opened the meeting for public comment.

-Mr. Bisio reported that the Banfield Hollow cistern tank is complete, the fittings are on it and it is waiting to be filled.

- Mr. Arruda asked if the Fire Chief has seen it complete. Chief Eldridge saw it with the pipes out of the ground and stated that the tank will probably not get filled before mid-December, 2016.

-Mr. Cribbie asked if there were any as-built drawings available for the town records to keep on file. Mr. Bisio stated that he was never asked up front to do an as-built but he does have the measurements. Mrs. King requested the measurements for the file. Mr. Arruda questioned whether the measurements might be on the original plan.

-Mr. Bisio showed the Board members the photos of the buried tank from his cell phone. All photos are sequenced and his sketch has all the measurements. -Fire Chief inquired if the area would be paved. Mr. Bisio reported that the area will not be paved but will be plowed and the area in front is compacted processed material.

-Mr. Cribbie asked if an anti-vortex plate was installed in the tank because without one in place, typically only half of the water in the tank can be drawn down. The other half of the tank will be backfilled with air preventing access to that water. Mr. Bisio asked that they see how it works as it is now and if it functions as needed. If it does not function as

intended, Mr. Bisio stated that he will have the tank pumped down and have an anti-vortex plate installed in the tank.

-Mr. Ohlson asked about the construction of the tank. Mr. Bisio reported that it is a poured in place concrete cistern with 8" walls and ¾ rebar. There are 2 access hatches and the tank has 2 chambers; the front chamber has the draw pipe and the rear chamber has the vent pipe. The 2 access holes are 24" in diameter and the partition in between has 3 large openings at the bottom and 6 vent holes at the top to draw air out.

-Mr. Bisio will meet with Mrs. King by mid-December and provide the photos and measurements for the files.

-Fire Chief Eldridge is satisfied with this cistern.

Mr. Ohlson closed the meeting for further Public comment.

### **OLD BUSINESS – None**

### **NEW BUSINESS –**

-General discussion on whether driveway locations need to be shown on plans submitted for Planning Board review. Consensus of the Board is that a subdivision needs to be approved before a driveway permit is issued and currently if there is one lot, there is only one driveway. As long as the setbacks for the driveway permit are met, the plan can be presented with the driveway indicated before the final approval of the subdivision.

-Mrs. King reported that a property owner inquired about the process to reverse a 3 condominium back to one owner. After some discussion, the board suggested that owners obtain legal counsel.

-ADU seminar –Mr. Littlefield gave an update of the Accessory Dwelling Unit presentation on October 29. Detached ADU must meet all zoning ordinances. Handouts were distributed and board members will review and discuss at the next meeting.

### **CHAIRMAN'S REPORT – None**

**SELECTMAN'S REPORT** - Mr. Arruda reported that the 2017 budget is almost done.

### **CORRESPONDENCE - None**

**ADMINISTRATION** - The new 2017 Land Use Handbook have not come in yet.

**ADJOURNMENT** - Mr. Smith made a Motion to adjourn; Mr. Littlefield seconded. All in favor. The meeting ended at 7:46pm. The next meeting is January 3, 2017.

Respectfully Submitted,

Colleen King  
Land Use Boards Administrator

*Note: These Minutes were approved at the January 4, 2017 Meeting*